

## **DOWNTOWN SUB - COMMITTEE**

**SEPTEMBER 15, 2005**

Meeting started at 7:04 with Dave Mueller making some opening comments. He focused on “visible accomplishments” and “small successes”.

Kevin B. talked about the need for a Downtown plan. The plan needs to address the development plans and desires of the Town of Westfield verses the State of Indiana’s Department of Transportations for State Road 32.

Tom H. spoke on some the successes that have already occurred as initiated by the Downtown group’s insights. He also clarified the confusion that the Downtown group which was originally a “get something done now group” and then became the “Downtown Sub-Committee Group”. -

Tim Pyron spoke about the Main Street USA program and the advantages of becoming a member. There was also a discussion on the physical revitalization.

Al Salzman facilitated the exercises for the evening, policies and criteria for development for Downtown. There were five categories discussed: Residential, Commercial, Parks and Recreation, Institutional and Industrial. These categories were all touched upon, but will need further attention.

At 8:35 p.m. participants were given the opportunity of continuing or getting together again on the 22<sup>nd</sup> of September. The meeting adjournment occurred at 8:40 p.m.

## **RESIDENTIAL**

1. Mixed use
2. Proximity
  - a. Pedestrian Access and Friendly
3. Urban feel
  - a. Not like larger suburban lots
4. Potential for density
  - a. With mixed uses on the Street
  - b. With multi level opportunities
  - c. With Assisted living

## **COMMERCIAL**

1. Mixes use
  - a. variety
- i. entertainment
- ii. retail
2. Expanded opportunities
  - a. Transitional uses
  - b. Buffer with a varied intensity of uses
3. Pedestrian Access
  - a. Village
4. Character – “Charm”
  - a. Residential feel
  - b. Retain existing structures
  - c. Arch Stds
- i. Consistent street amenities
- ii. Materials
- iii. Varsity
5. Parking Issues
  - a. Need to identify existing
  - b. Sharing opportunities
  - c. Flexible
  - d. Rear
  - e. Parking garage
6. Zoning
  - a. Incentives
  - b. Flexibility
  - c. Scale and size limitations
  - d. Hidden utilities
7. Way finding
  - a. Identification
  - b. Parking agreements
  - c. Downtown branding (lantern)
  - d. Add public lots to thoroughfare plan
8. Concentration of businesses should be prioritized over parking availability??

## **INSTITUTIONAL**

1. Fits in surroundings
  - a. Context sensitive
2. Redevelopment Opportunities
3. Accessibility
  - a. Pedestrian
  - b. Bike
  - c. Intra-modal

- 4. Visibility
  - a. High with amenities
- 5. Government facilities
  - a. Keep them downtown for Town Hall
  - b. Catalyst for trip destination
- 6. Stay downtown even if growth occurs
- 7. Cooperative behaviors between all Institutional land uses

### **PARKS AND RECREATION**

- 1. Encourage major trails
  - a. Monon,
  - b. Midland
- 2. Integrate all development with trails
- 3. Opportunities
  - a. Incentives
  - b. Partnerships
- i. Public/private
- ii. Private/private

### **CAPITAL IMPROVEMENT PROGRAM**

- 1. Wider walkways
  - a. Clean
  - b. Well maintained
  - c. Town and existing neighborhoods partnering to install sidewalks
- 2. Lighting
  - a. Lanterns
  - b. Put power lines underground
  - c. Less institutional looking poles